

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, May 10, 2011 at **5:30 p.m.** in the **Council Chambers of City Hall at 280 Grove St.**, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. New Business:

8. Case: P05-076 Amended Preliminary & Final Major Site Plan
Applicant: 769 Montgomery Street Urban Renewal, LLC
Attorney: Ron Shaljian
Review Planner: Kristin Russell
Address: 769 Montgomery St.
Block: 1831 Lots: A.1
Zone: Boland St. Redevelopment Plan
Description: Original approval granted January 24, 2006. Adaptive reuse of existing building, with 38 residential units above 4,980 sf of retail and 30 parking spaces. Unapproved changes include floorplan changes and various façade modifications.
Carried from March 22, 2011, April 5, 2011, and April 12, 2011 regular meetings.

9. Case: P11-020 Preliminary Major Site Plan with "c" variances & deviations
Applicant: Jersey City Housing Authority
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 296 & 306 Woodward St.
Block: 2088.1 Lots: 5 7 6
Zone: R-3 multifamily midrise & Lafayette Park Redevelopment Plan
Description: 24 new residential units in four new 3-story buildings. 20 of the units will be affordable. 14 parking spaces proposed.
Variances/Deviations: front yard setback, side yard setback, floor-to-ceiling height

10. Case: P11-021 Preliminary Major Site Plan with "c" variances
Applicant: Jersey City Housing Authority
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 344 Woodward St., 511 Grand St.
Block: 2088.1 Lots: 9 & 11.03
Zone: R-3 multifamily midrise
Description: 40 new residential units in four new 4-story buildings. 36 of the units will be affordable. 41 parking spaces proposed.
Variances: front yard setback, floor-to-ceiling height

11. Case: P11-029 Preliminary/Final Major Site Plan
Applicant: Eyal Shuster
Attorney: Jon Campbell
Review Planner: Jeff Wenger
Address: 109 Christopher Columbus Drive
Block: 239 Lots: 47
Zone: Block 239 Lot 47 Redevelopment Plan
Description: New 5 story, 24 unit building with ground floor retail and office

12. Review and discussion of the "Report Concerning the Determination of the McGinley Square East Study Area as an Area in Need of Redevelopment and/or an Area in Need of Rehabilitation."
Formal action may be taken.
13. Memorialization of Resolutions
14. Executive Session, as needed, to discuss litigation, personnel or other matters
15. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD